



Department of Health and Environmental Sciences

STATE OF MONTANA Environmental Sciences Division

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May 13, 1975

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Gentlemen:

The enclosed Draft Environmental Impact Statement has been prepared for the
Slippery Bill Mountain, Unit Number 2, Subdivision.

Under Montana law, a person or agency has thirty days to submit to this
Department comments and/or supply new supplementary information. An additional

fifteen days may be granted upon specific request to an individual or agency. Comments received in response to the draft statement will be summarized and included in the Final Environmental Impact evaluation.

Sincerely,

A handwritten signature in dark ink, appearing to read "Wilbur O. Aikin", is written over a horizontal line.

Wilbur O. Aikin, P.E.
Public Health Engineer
Environmental Sciences Division

WOA:jh

Enclosure

cc: As stated

DRAFT ENVIRONMENTAL IMPACT STATEMENT

FOR

SLIPPERY BILL MOUNTAIN, UNIT NO. 2 SUBDIVISION

A Proposed Subdivision Development near Glacier Park in Flathead County, Montana

LOCATION AND SIZE

This development would comprise 43 lots on 142 acres on a block of land adjacent to and south of U. S. Highway 2 in the Theodore Roosevelt Pass section of the highway. The area is between East Glacier (19 miles) and West Glacier (36 miles) adjacent to the south boundary of Glacier National Park. The Snow Slip Inn, a long time well known landmark is 1 mile southwest. The U. S. Forest Service Fielding Guard Station and Picnic area is $\frac{1}{2}$ mile northeast.

McCartysville Flats, which occupies the Bear Creek bottomland across Highway 2 is a home ranch site for several long established guide/outfitter operations. Three Forks Campground, a new (1974 approved) travel trailer campground and hunting outfitter is adjacent to subdivision Lots 1 & 2 (see location map enclosure).

Lots vary in size from 1.6 acres minimum to 4.8 acres maximum; a common area has been set aside at 17.2 acres and about 5 more acres are to be devoted to interior private roads that will exist on easements with a slight amount of land being taken from each lot.

LAND USE AND HISTORY

This parcel is Homestead Entry Survey 663 (HES 663) in its entirety. Ten acres have already been carved out of this homestead entry survey and platted as Slippery Bill Mountain Unit No. 1. The earlier subdivision was handled by summary review by the Flathead County Areawide Planning Organization and approved for 5 lots as of October 25, 1974. A negative declaration for Slippery Bill Mountain Unit No. 1 was filed October 24, 1974. The land is idle at present and has been for some years. Prior to that the block was successfully developed as a homestead and subject to a small amount of grazing, and cattle use. It is not known whether the production of forest products from this development has ever been significant.

Lands to the north and south are owned by the federal government; land to the east by Selma McAlpine, and land to the west by Edgar and Viola Wellman. Forty acres of the Wellman property is now being developed as a campground site, licensed and approved by the State Department of Health and evaluated by negative declaration for the Three Forks Campground (date of declaration June 10, 1974). The State of Montana owns right-of-way for Highway 2 along a very short section in the northwest corner of the homestead entry block.

It should be noted that three separate surface streams touch this proposed subdivision development (Bear Creek, Stannard Creek, and Giefer Creek). However, only one of these streams has significant bearing on the development of the phase 2 part of the subdivision. Giefer Creek enters the block in the center of the east edge and flows generally northwest along an arching water course which forms the north and northeast boundary of the proposed subdivision. It also separates Slippery Bill Mountain Unit #1 completely and totally from Slippery Bill Mountain Unit #2. There is no planned connection between these two subdivisions across this watercourse. Unfortunately the water course for Giefer Creek is not well confined in the area adjacent



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to the east edge of the subdivision block. As a result two overflow channels have been developed which when supplied with heavy flow project water down over the north half of the proposed Slippery Bill Mountain Unit #2 subdivision. One of these channels is extremely well defined and can be noted on the accompanying map as a long linear block which looks like a road easement. The other overflow channel between the main Giefer Creek stream bed and the main overflow channel is to be dammed and the flow diverted into the mainstream by a diversion structure at the point where it breaks out of the main Giefer Creek watercourse.

Considerable detail has been given with regard to these surface streams because they are central to the land utilization design of this subdivision. The developers, in their final plat, set out as development common areas a strip 50 feet wide on either side of the Giefer Creek stream bed and the Giefer Creek overflow channel. In the final form 17.2 acres have been set aside to protect the streams from encroachment and to meet the requirements for common area.

ACCESS

The first phase of the Slippery Bill Mountain subdivision was served by an existing county road with a turnoff from U.S. Highway 2. All lots in the Slippery Bill Mountain #1 phase fronted on this existing county road. Phase 2, the much larger 43-lot development is to be served by private roads from a new access on Highway 2. The interior private road system will consist of 1 major loop plus two extensions utilizing cul-de-sacs. This interior private road is designed to meet planning board specifications in terms of right-of-way width, finished surface width, surfacing, and grade. It will not meet county standards because of several excessive grade situations. In Flathead County plats can no longer be filed until the private road meets the standards of the planning organization. Therefore, in laying in this private road, five culverts will be required in naturally occurring drainage ways and two of these culverts will be on the Giefer Creek overflow channel. Total length of the private roadway in the phase 2 Slippery Bill Mountain subdivision project is approximately 2 miles.

TOPOGRAPHY AND GEOLOGY

Two landforms are found within the project area. The north two-thirds slopes weakly or rolls evenly to the northwest on a 1 to 4% grade while the south one-third of the subdivision grades abruptly onto a terrace, the top of which is relatively flat. Approximately 10 lots out of the total 43 are laid out across the 10 to 20% slope terrace face. These terrace face lots are also somewhat larger than average and all have from $\frac{1}{2}$ to 1 acre of flatter terrain included within their boundaries. The most topographically difficult land lies in the eroded slots now occupied by either Giefer Creek or the Giefer Creek overflow channel, and all such land in the watercourses is dedicated to common ownership and therefore out of reach of residential usage.

GEOLOGY

The topographic landforms correlate with the geological variations. The flat area on the north half is recent alluvium which grades along its south boundaries into pleistocene glacial outwash which occurs along the toe of the terrace and up onto the slopes. Atop the terrace and out onto the brow this glacial debris forms a veneer over massive limestone and dolomites of the Pre-Cambrian Siyeh formation.

No bedrock outcrops through this glacial overburden even on the terrace brow. However, the log of the various test holes indicates that glaciated bedrock probably would be encountered at depths of 8 to 15 feet.

SOILS

Wherever present the thin topsoil is an organic loam atop an unsorted mix of sand, silt, gravel, and random larger glacial rubble. An occasionally thin interbedded silty clay horizon is also noted in some of the test holes.

The percolation values recorded for this type of terrain are comparatively high, as might be expected. Application rates of 2 gallons per square foot of wastewater absorption trench (3 to 7 minutes per inch) would be justified. However, the "soil" does tighten up slightly adjacent to Giefer Creek and application values approaching 1 gallon per square foot of absorption trench (18 to 25 minutes per inch) are noted. The occurrence of a more fine-grained texture in those areas within 300 to 400 feet of the main stream bed is compensated for in the sewage disposal schedule accompanying the typical lot layout plans.

In itself the surface soil, sub-soil, and sub-stratum carry no severe limitations to preclude the proposed land use. Because of the location this same soil has a very low agricultural capability estimated by S.C.S. as Class 5 or 6.

Limitations may be noted when the road net is being developed. There is a random chance of encountering near-surface bedrock in that area chosen to cut out the plus or minus 10% road grades for access up the terrace face. Limitations may also occur at any given locality being used for residential construction, because of the random distribution of unfavorable amounts of gravel, cobble, stone, or even large glacial erratics.

Overall soil limitations for roads, residences, and/or septic tanks are only slight to moderate. Soil disruption will be restricted to 2 miles of road including 600 feet of road cut, five fill areas with culverts over intermittent or dry drainages, one overflow channel filling and one new turnoff from U.S. Highway 2 plus whatever site arrangements are needed at the individual home construction sites. The State Highway Department recommended that only one access be allowed. The access must be approved by the highway department before installation.

GROUNDWATER

The occurrence of near-surface groundwater is not a serious consideration according to the data submitted to this office. Twenty-one holes were laid out throughout the subdivision area and only one (near the confluence of Giefer Creek and Stannard Creek) showed water as close as 6 feet to the surface. Holes were dug and logged and found dry during the month of June, 1974 when groundwater levels normally are at their near maximum level. This June, 1974, investigation also took place following a winter which saw snow levels in the drainage above establishing record quantities, both with respect to depth of snow and water content. This does not mean that groundwater cannot be encountered. However, there are no springs in the block and the probability of violating the state groundwater standards with the emplacement of sewage disposal drainfields must be considered extremely low.

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Slippery Bill Mountain #1 (the earlier project) did have some groundwater problems because of its location in the alluvial fan between Stannard Creek and Giefer Creek. This problem necessitated specifying incinerator type toilets for the earlier project. However, no such situations appear in this larger phase 2 block, situated as it is on the slightly higher south bank of Giefer Creek.

Although snowmelt and other precipitation can and probably does sink into the ground locally, the area definitely is not a groundwater recharge area. Nor is there any evidence it has ever been a groundwater discharge zone.

CLIMATE

Earlier in the report the project was referred to as a recreational development. The main reason for such a designation is that the Slippery Bill Mountain subdivision #2 lies in a comparatively remote area which records + or - 250 inches of snow each year. Since the roads are to be maintained by the homeowners, it is reasonable to note that access during 6 months of the year will be only by snowmobiles, snow shoes, or skis. Should the proposed Spruce Park Dam on the Middle Fork of the Flathead become a reality the area might become an all year residential development for construction workers. However, even under such pressure as this the problem of an all weather road maintenance program would be monumental.

VEGETATION

Ninety percent of the project area is crown covered primarily with Douglas fir and lodgepole up to 12 inches in diameter. Clumps of 8 inch poplar are common and alders occur along both intermittent and flowing stream channels. Grassy open areas account for no more than 5% of the total area. The vegetative environment has suffered no significant impact from past logging procedures and activities.

Long term forestry capability of possible use as commercial timberland has not been made, however, such projects as that are not indigenous to this area although U. S. Forest Service does manage adjacent timberlands to include log harvest potential. Area also has low value for use as domestic grazing.

The main problem with assessing this block as a valuable forestry zone is that it is overstocked with undesirable species. Any serious management effort would require removal and reseedling, a project concept with a weak cost-benefit ratio, at the moment.

WILDLIFE AND FISHERIES

It has been claimed by the developer and substantiated by the Montana Fish and Game Department that the subdivision area is not part of or adjacent to a big game winter range. Habitat for rare or endangered species apparently is not directly involved, although the Fish and Game Department has noted that problems with grizzly bears might result from secondary impacts. The department's comments on the development are as follows.

"Glacier National Park and the Bob Marshall Wilderness are the basic habitat for grizzly bear in this section of the state. The Middle Fork, Flathead River drainage basin, is a part of this complex. A tributary to Giefer Creek is Grizzly Creek and the upper end of this area is called Grizzly Basin. Although grizzly bear have not been sighted on this particular subdivision area there is no doubt that grizzlies do occupy much of the adjacent surrounding area."

"In addition to grizzly bear we note that black bear is a common resident of much of this area. Nuisance black bear have been trapped on a number of occasions at a picnic area adjacent to the proposed subdivision. No doubt that additional human occupation of the subdivision would increase this problem."

"The McCartysville Flats area, the proposed subdivision site and the adjacent areas are popular hunting sites for elk hunters each fall. Elk do move through the site at that time of the year. Intensive development as planned would have an influence on this movement and hunting."

West slope Cutthroat and some Dolly Varden use the surface streams and Giefer Creek is a naturally occurring hatchery stream. No new stream crossing of Giefer Creek is anticipated from this activity, and culverted crossings earlier referred to are on intermittent streams such as the Giefer Creek overflow channel, or across natural drainage swales. While the development could have an as yet undefined impact on the fishery through residential use, the creation of a 50 foot greenbelt on each side of the stream suggests that it has been afforded some protection from any overriding adverse impacts.

AESTHETICS

Visual resources committed by the project appear minimal in terms of conventional rural subdivision development. But because of the proximity to Glacier National Park any visible disruption carries more than normal significance. At the moment the subdivision is well enclosed from Highway 2 except for that the short face where the subdivision fronts onto Highway 2 (2 lots) and the considerable common area. Recreational home builders, do not, as a rule clear land especially where agricultural capabilities are low.

The mountains behind the subdivision are unquestionably a major landscape feature and the forested terrain in the foreground has further attraction for the eye. Evidence of road development and the visibility of residential clearing may or may not be visible from Highway 2 and from viewpoints from within Glacier Park, but the size of the lots, the patterns of layout, and the judicious use of topography to aid road development along with a code of covenants and restrictions makes it uncertain whether the attractiveness of the general area will be seriously compromised. This is one of the areas on the periphery of the park that has had long-time use on a moderate scale from other dude ranches, small second homes, and roadside commerce.

MISCELLANEOUS

Slippery Bill Mountain #2 is an only slightly developed natural environmental area adjacent to an outstanding national park. (Glacier Park). It also boasts of a general outdoor recreation zone on the flanks and is close to a good portal for entry into the Middle Fork portion of the Bob Marshall Wilderness Area. From a

historical or archaeological perspective there has been no suggestion that this area has any significance.

Virtually every drainage in this part of Montana marks the trace of a geologically ancient block faulting. This area is no exception, although there is no record of any seismic disturbances associated with the Giefer Creek fault.

WATER QUALITY PLANNING CONCEPTS

WATER SUPPLY

Water is to be supplied to each individual lot by individual water systems. The developer has provided plans indicating that water could be made available by means of either of two methods.

- (1) Dug wells to the 20-25 foot groundwater level known to exist on those lots fronting on Giefer Creek, and,
- (2) Drilled wells in either the shattered sedimentary bedrock or at the contact between the alluvium and this bedrock. This would be the most reasonable method for the interior lots or for those in the upland terrain area.

Dug wells and/or any shallow drilled wells (less than 25 feet deep) will be properly disinfected according to the typical lot layout plans which are to accompany the transfer of each lot.*

Although from a hydrological and engineering viewpoint it appears there should be no problem in supplying water to the subdivision via drilled wells, this method has not yet been demonstrated capable of providing an adequate supply on the site. It has been agreed that two demonstration wells, one on the terrace face or atop the terrace, and the other on the flatter interior lots, would be sufficient to prove the adequacy of the water supply for all lots.

* The "typical-lot layout" is a graphic representation which illustrates how each lot in the subdivision must be utilized if the home owner is to comply with the approved planning commitment made by the developer. Spatial relationships are shown, septic system schedules for drainfield sizes are included, plans for water supply systems in that specific development are laid out and other pertinent data (such as percolation values, test holes, non-useful areas) are annotated on the general plan. Often (as in this instance) two layouts are necessary because of the two topographical conditions noted. Reference to the layout is included in the approval statement to the effect "THAT the developer shall provide each purchaser of property with a copy of the typical lot layout and said purchaser shall locate water and/or sewage facilities in accordance therewith," and "THAT departure..... in said subdivision is grounds for injunction by the State Board of Health and Environmental Sciences. "

These wells will be drilled as soon as it is possible to put equipment into the field following spring runoff. Data resulting from the exploratory drilling will be furnished to persons responding to this impact statement.

One of the main impacts associated with developments in areas such as this is the desire of lot owners to place impoundments or infiltration galleries in any available mountain stream. On some of the older subdivisions this has been a serious and unnecessary disruption of the streambed. The dedication of a common area along both sides of the present flowing stream should prevent this problem from developing and in this manner one of the less visible, but very real adverse impacts is to be avoided.

SEWAGE SYSTEMS

As was suggested in the section on soils, the method for disposing of sanitary sewage is individual septic tanks and drainfields. There are no serious soil or groundwater limitations.

Concept plans and schedules have been included in the typical lot layouts submitted to guide the lot holders in developing systems commensurate with the requirements of the Water Quality Bureau.

A special plan layout has also been included in anticipation of any problems which might develop in the utilization of lots on the terrace face. Residences on the high side of such lots could use the standard gravity scheme, but residences at the toe of the terrace might have to use pumpback systems in order to meet spatial requirements. Discretion as to problems which might develop due to steepness or the unexpected occurrence of bedrock along the terrace have been left to the county sanitarian, and such authority is so stated in each of the typical lot layout sheets.

STORM RUNOFF AND FLOODING

Flooding of a magnitude any less than that of 1964 does not appear to project any problem for areas within this subdivision, and even the 1964 flooding appeared to affect only 8 of the proposed 43 lots. This generalization is not made in reference to any danger from rising waters along the two stream channels, but refers to the extremely high water overflow channel which is to be blocked off, and as the developer stated, abandoned.

This blockage is to consist of a fill of the material found in the local area. It will be laid in much the same manner as a dyke with finished grade at approximately the same elevation as the land surface on either side.

It should be noted that this channel is not known to have carried any overflow water since 1964 and that during 1974 the area experienced a runoff equivalent to the 50 year flood and water was not discharged into this channel. A 10% increase in the 50 year flood, as was seen in 1974 is approximately equal to the 100 year flood and using that assumption as an evaluation criterion, it was

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the engineers' contention that the planned diversion fill could and would easily prevent water from flooding out into any part of the 8 lots which lie downgrade in the path of the overflow channel. The modification thus eliminates any reasonable dangers of flooding in the subdivision.

The soil and/or aesthetic disruption which would be associated with this hydrographic alteration should be nominal because it will take place in the common area where the channel splits out of the main Gieffer Creek watercourse. This location is not visible from Highway 2 or Glacier Park.

Water diverted from this overflow channel would be thrown into the main Gieffer Creek watercourse. The resultant increase in flow might increase the degree of downcutting in the mainstream, but since this stream is so well confined it does not appear probable that any of the adjacent lots would be impaired or affected by the rise in flow. And since this same high water overflow re-enters Gieffer Creek before passing under the Highway 2 bridge, there would be no change in the hydraulic accommodation made years before by the highway department at this bridge.

On balance the diversion and the abandonment of the very high water channel should have no adverse effects unless a 1000 year super flood which might breach the blockage and send water coursing down through 8 lots in the flood path.

Large, slightly sloping alluvial fans located in heavy snow areas such as this encounter one other seasonal water problem worth commenting on. When spring comes in the usual sudden manner, the snow melts off in a comparatively rapid manner. For as long as a month this creates an intermittent surface sheet runoff that moves across the ground on a broad front and can have an effect on land owners in the lower parts of the subdivision. This interesting natural effect could be amplified by the development of new roads, residences, and drain ditches. Specific impacts are difficult to forecast because it is a unique problem found only in areas of very high snowfall, but it can cause erosion, damage to the internal roadway, and possibly temporary change of water quality in those surface watercourses receiving this runoff. Natural runoff of this type, through the native organic loamy topsoil, seems to develop a quiet subirrigation which does little to degrade the land, the soil, or the water. Except for years like 1964, the natural change is a gentle or near imperceptible process. However, modifications of only slight apparent importance can cause major surface disruptions which can become significant as years pass and the degree of utilization increases.

Aside from impact on game management, utilization of high mountain areas for second home subdivision probably has no greater impact than that caused by destroying the natural equilibrium in the area. Impact seems to increase logarithmically with an arithmetic increase in human usage. With lots as large as these developed over a broad area, planning to meet the optimum requirements of both the developer and the environment becomes a near impossible task.

SOLID WASTE

For planning purposes solid waste is to be disposed of to the containerized "green box" site now located at Essex, 10 miles to the east along Highway 2.

Transportation of materials to that site will be the responsibility of the individual homeowner and until total development throughout the area reaches a level that would attract a commercial pickup service. Ultimate disposal of this waste will be to the Flathead County Landfill between Kalispell and Whitefish although some use may be made of the satellite landfill now located near West Glacier.

At 25% occupancy the development will be estimated to generate 170 pounds per day with 600-700 pounds per day possible at 90-100% occupancy.

COMMUNITY SERVICES

Because of the assumption that the development will be primarily recreational or seasonally residential the demands on a 12 month basis for community service are considered to be considerably less than average.

UTILITIES

An electric power line owned by the Glacier Electric Co-op (Cutbank) already is in existence along the pre-existing Giefer Creek county road. This right-of-way is the dedicated road along the north edge of the subdivision which traverses through the Slippery Bill Mountain #1 subdivision. It originates from the transmission line along Highway 2. Power can be brought into the subdivision from the existing distribution line or from the Highway 2 transmission line. No easements have been made on the plat for utility use and it is implied that any power lines would be in the 60 foot private road right-of-way, and will be probably above ground installations. Telephone service comes from the same place in the same manner.

FIRE AND POLICE PROTECTION

Law enforcement in the subdivision will be the responsibility of the Flathead County sheriff's office. Because of the comparatively great distance from the main activity areas of this sheriff's office, this kind of regional service could become an above normal cost factor for the county. Any other services available from the county (sanitarian, ambulance, rescue) would suffer a similar appraisal because of the unusual distances involved.

Seasonal forest fire danger in this area based on fuel, precipitation, aspect, and elevations is considered moderate. This danger could, however, be high during any hot dry summer which happens to correspond to the period of greatest use. This condition is mitigated partly in that the new planned roads would provide access and a new fire break network. The two naturally occurring watercourses also provide a limited natural fire break that would fit nicely into the right-of-way fire grid. Giefer Creek also provides water for fighting small fires provided the problem is within the scope of equipment available to answer a fire in this area. There is no rural fire district and there is no way a district could be extended to include this subdivision. Much of the burden for this contingency would fall on the U. S. Forest Service and the existence of subdivision blocks in any great expanse of federal timberland probably creates a slight degree of adverse effect on the U. S. Forest Service surveillance program and on its fire fighting capabilities.

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SCHOOLS

Because of the recreational nature of the subdivision no burden on the local school district should result.

ADVERSE IMPACTS

The primary adverse impact which will result from the approval of the project is that resulting from the eventual introduction of 100-150 people, or more into a natural area hitherto largely untouched by the disruption which accompanies residential development.

These impacts would be reduced somewhat in that the opportunities for such abuses are restricted to only 4 months out of each year. The general design layout and the use of covenants also cushions at least temporarily some of the adverse modifications which have, in the past, accompanied remote recreational development.

The National Park Service has reported that several trails into the Glacier National Park wilderness originate near the subdivision. The development of a large subdivision suggests an increase in wilderness travel, both in terms of summer hiker use and winter snowshoe/skier use. Glacier's Ole Lake is a primary objective on such trips for sightseeing and fishing. It is also frequented by grizzly bear and if people from the subdivision utilize their advantage for use of the area, there could be a heightening of the man-bear conflict and/or a large constituency developed for the control or elimination of the bears rather than restricting access into their habitat.

It is felt that approval of a subdivision at this location might have an impact on land management options, especially if the project is highly successful and other private lands in the area follow suit thus creating a new growing recreational residential community.

To the south, the Giefer Creek road also provides good trailhead access into one of the best and hitherto least hunted elk ranges in the Middle Fork area of the Bob Marshall Wilderness. It can be expected that the approval of the subdivision could increase pressure on the big game population although it must be understood that to make use of this advantageous location, horses are a necessity and it is debateable how many of the lot holders would be enough interested in this potential to help create a management problem for fish and game range management.

Other less significant impacts associated with the project are:

- Heightening of forest fire danger potential.

- The introduction of nutrients into the hydrologic system.

- Creation of a constituency requiring county or other governmental services which might in time cost more than they would be paying for under the existing tax structure.

- Increased recreation use of all adjacent lands now held in the public domain.

- Aesthetic incompatibility with visual experience now known to exist in the area.

- Loss of vegetation and/or concurrent loss of timberland potential.

- Change of hydrographic movement of surface water which may or may not bear an increment of degradation to other surface waters in receiving streams.

SHORT-TERM, LONG-TERM USES AND PRODUCTIVITY

The short term use as a recreational subdivision must be compared with the long term potential for timber production. Subdivision development in this area must be considered a terminal use and therefore the long term productivity is not enhanced. The comparison of the two uses must also consider the visual environmental impact since the land is adjacent to Highway 2 and two other areas of unusually great recreational use.

IRRETREIVABLE COMMITMENT OF RESOURCES

The commitment of natural land to a low density recreational development such as this could by its very existence evolve into an urbanization and a cumulative resource consignment of potentially great importance. The significance of this is heightened considerably by the close proximity of the proposed development to wilderness areas of state and national interest. In this it is assumed that great success of the project would stimulate other such projects until the rudimentary community status is achieved. In summary, another new area is being opened up for development and this is probably the prime resource factor which should be recognized.

Because of the prototype stature, the proposal will also generate a new series of management problems, with an on-going commitment of men and money by the U. S. Forest Service, the National Park Service and the various county offices or agencies.

ALTERNATIVES

1. Approval of plat with conditions for use as submitted.
2. Disapproval of plat as submitted or disapproval of part of the plat by reason of inability to successfully demonstrate the feasibility of supplying water from drilled wells (the developers submitted method of choice) to all geographical areas within the subdivision.
3. A temporary disapproval based on any reasonable challenge related to the supporting data supplied this office to justify method of development.
4. Disapproval of plat because of overriding public interest in maintaining a natural area status quo by reason of total environmental impact.
5. Disapproval of plat as submitted.
6. Temporary disapproval of plat because of recommendations or modifications requested by local planning agencies having jurisdiction. Specifically, this temporary stay may relate to any interim zone imposed on area pending a complete comprehensive land use plan for the drainage, or for the entire Middle Fork, Flathead River region.

SHORT LIST OF CONSULS

The following is a list of the consuls of the United States in the various countries of the world, as of the 1st of January, 1900. The list is arranged alphabetically by country, and then by the name of the consul. The names of the consuls are given in full, and the names of the countries in which they are appointed are given in full. The names of the consuls are given in full, and the names of the countries in which they are appointed are given in full.

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COVENANTS AND RESTRICTIONS

These are to be the same as those made for Slippery Bill Mountain Unit #1 and which are now on file beginning in the Book 576, Page 502 of the Flathead County Clerk and Records Office in Kalispell, Montana. The developer stated that these same covenants and restrictions will be applied to Slippery Bill Mountain Unit #2 and they will also be on file if and when the plat for said subdivision is filed. In summary these restrictions ask that:

1. Lots are for single family residences except for the exceptions indicated and approved by the Homeowners Association.
2. No lot may be subdivided except as approved by the Homeowners Association.
3. Size in square feet of dwelling is to be established by the association (not set at this time).
4. All dwellings to be constructed on site and complete within 12 months.
5. No temporary structures unless authorized by the Homeowners Association.
6. Campers or trailers are restricted to 1 month residence per year unless variance is granted by the Homeowners Association.
7. No signs are displayed to the public view except a maximum of 5 square feet advertising individual property sales.
8. No animals, livestock, or poultry to be raised bread or kept except as household pets (cats, dogs, horses) providing they are not kept for commercial purposes and providing they do not become a nuisance to wildlife.
9. No building site shall be used or maintained as a dumping ground for rubbish, trash, garbage, or waste and should be kept in sanitary circumstance.
10. Individual sewage disposal systems to meet construction location and design in accordance with state and county authorities.
11. One lot-one vote representation in Homeowners Association.
12. Architectural control, particularly with regard to fencing, building material, and/or vegetative alterations must be approved by Homeowners Association. However, failure to act on a submittal within 30 days is accepted as implied acceptance of individual project.
13. The Homeowners Association is the legal and equitable owner of the common area.
14. Enforcement is invested in the Homeowners Association or in any one lot holder, and the failure to enforce is not to be deemed as a waiver to act against the covenants at anytime thereafter.
15. An amendment is included which notes that the covenants run for 20 years after which they are automatically extended for successive 10 year periods. The covenants can also be amended at any time by an instrument signed by not less than 60% of the lot holders except that the common area cannot be modified or put to use, except by mutual consent of the homeowners and the Flathead County Board of Commissioners.

A BRIEF ECONOMIC ASSESSMENT

Many environmental "costs" and most economic "benefits" cannot be quantified for a project of this magnitude in such a location as this because there are no firm fixed limits to either land use or ultimate size. This problem becomes particularly acute when the project is of a prototype nature and the reviewer has neither the data nor the background to accurately weigh those fragmentary values which are submitted as valid approximations.

Some economic factors however, are worthy of mentioning. Looking only at this subdivision, as it is now projected, the developer has made the following statement with regard to assessed valuation:

Lot Price	\$5,000 to 8,000
Anticipated Building	\$10,000
Full Value	\$16,500
Assessed Value	40% of 16,500 = \$6,600

Range of assessed values (if built on) \$5,000-\$8,000

% Completion	Range
100	250,000 - 400,000
90	225,000 - 360,000
25	62,500 - 100,000

End of developer's summary

The tax benefit to be derived yearly (from assessed values) combines with automatic special levies (County Refuse Disposal District) plus dollars expended locally in providing goods, services, and the labor necessary to create (the full value) generally summarizes the more visible factors which are seen at the local level as economic "benefits". In this it must be understood that specific increments of this benefit, such as the expenditure of energy both to build and utilize the project area may entail costs. Such perspectives as this depend on individual viewpoints.

Against this are balanced dollar costs which are difficult to identify, let alone specify. Initially, perhaps permanently, the heavy community costs will be deferred because the project is now viewed as essentially self-contained having its own water supply, private road program, and sewage disposal; all in a semi-hostile environment that few people will be able to cope with on a long-term basis. To the county and state and federal agencies the immediate and on-going costs are social and administrative plus the loss of an area of potential renewable resource value.

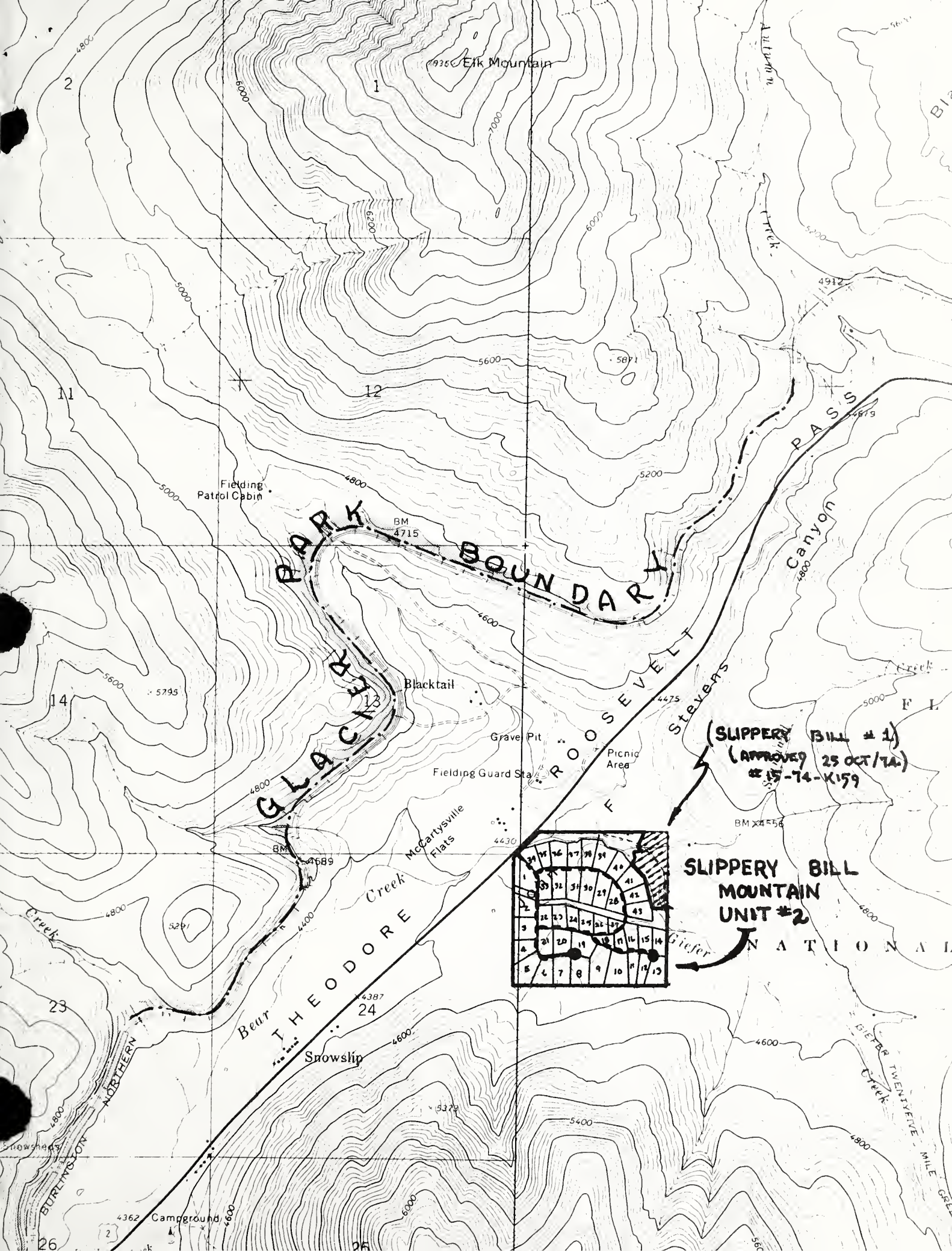
The really great potential economic costs are either intangibles wrapped up in values of wilderness, naturalness, and aesthetics, or hidden in the evaluation of problems unforeseen and unintended. The benefits, such as they are, will be immediate, but the costs, whatever they become, are tomorrow.

Either way the benefit side must credit the developers with creating a new subdivision planning area with built-in environmental controls of a design distinctly above the ordinary. It is not perfect, certainly, but much better than those concepts suffered through before the advent of local control standards, thus sparing the county some of the more immediate costs and impacts that have been known to occur elsewhere.

Information provided to this writer in the preparation of this statement was secured from the following individuals and/or agency representatives:

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Mr. P. R. Iversen, Supt., Glacier National Park, West Glacier, MT
Mr. O. Robbins, Jr., Region One Information Officer, Montana State Fish
& Game Dept., 490 N. Meridian Road, Kalispell
Mr. J. Cloninger, Soil Conservation Service, Kalispell

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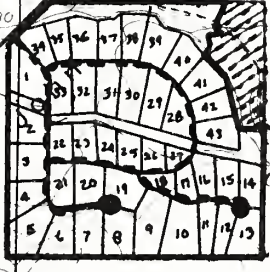
PARK BOUNDARY

GLACIER

ROOSEVELT STEVENS

(SLIPPERY BILL #1)
(APPROVED 25 OCT/74)
#15-74-K159

SLIPPERY BILL
MOUNTAIN
UNIT #2



THEODORE

NATIONAL

GIEFER TWENTYFIVE MILE GR

